



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

P L A N N I N G D E P A R T M E N T

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June 11, 2026

Stacey Wang
1086 Alcatraz Ave.
Oakland, CA 94608
Sent by email: swang@yumingschool.org

Dear Applicant:

Enclosed is a copy of the resolution which was adopted by the West County Board of Zoning Adjustments at the public hearing held on Wednesday, June 10, 2026, on your application for Conditional Use Permit, PLN2024-00134.

The resolution is effective on the eleventh day following the action unless within that period there is an appeal filed with the Planning Department Alameda County Office Building, 224 West Winton Avenue, Suite #111, Hayward, California, 94544. If you choose to appeal this action, your appeal should make reference to the application number and the date of the hearing as-well as the reasons for the appeal. We will continue to bill staff costs against your deposit until the appeal is resolved. If anyone other than you, the applicant, or your representative wishes to appeal this action, there is an appeal fee of \$250.00. In this case we will not continue to bill you for staff costs.

If you have any questions concerning this matter, please free to contact michael.flemming@acgov.org, or 510-670-5400.

Sincerely,

Christine Greene for

Albert Lopez
Planning Director
Alameda County Planning Department

**RESOLUTION NO. Z-26-18 OF
THE WEST COUNTY BOARD OF ZONING ADJUSTMENTS
ADOPTED AT THE HEARING OF JUNE 10, 2026, CONCERNING
CONDITIONAL USE PERMIT, PLN2024-00134**

WHEREAS, YU MING CHARTER SCHOOL/ STACEY WANG, MARY GRACE HOULIHAN, have filed for a CONDITIONAL USE PERMIT, PLN2024-00134, Application to allow the continued operation of a community facility and expansion of an existing community facility (charter school currently operating per PLN2024-00134) from 280 serving K-2 with the addition 170 students for a total of 450 children serving TK-4th, in phases over 3 years, in a R-S-D-20 (Suburban Residential, 2,000 square foot per dwelling unit) District, located at 16248 Carolyn Street, south side 100 feet, north of Foothill Boulevard, Castro Valley area of unincorporated Alameda County, bearing Assessor's Parcel Number: 08A-0188-001-05; and

WHEREAS the Castro Valley Municipal Advisory Council did hold a public hearing on said application at the hour of 6:00 p.m. on the 9th day of September, 2024, in the Castro Valley Library, Chabot Room, 3600 Norbridge Avenue, Castro Valley, California; and voted 7-0 to allow continued operation of a K-2nd grade school for up to 280 students at the Yu Ming School Campus for three years, and continued the expansion discussion to a later hearing date; and

WHEREAS the Castro Valley Municipal Advisory Council did hold a public hearing on said application at the hour of 6:00 p.m. on the 11th day of May, 2026, in the Castro Valley Library, Chabot Room, 3600 Norbridge Avenue, Castro Valley, California; to discuss the expansion of the school from 280 to 450; and voted 5 in favor, 1 against, and one absent to accept staff's recommendation and approve the school for continued operation and expansion to 450 students in phases over 3 years; and

WHEREAS the Board did hold a public hearing on said application at the hour of 6:00 p.m. on the 10th day of June, 2026, in the Alameda County Building, 224 West Winton Avenue, Public Hearing Room, Hayward, California; and voted 5-0 to approve the project; and

WHEREAS it satisfactorily appears from affidavits on file that proper notice of said public hearing was given in all respects as required by law; and

WHEREAS this application has been reviewed in accordance with the provisions of the California Environmental Quality Act and has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act, pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Sections 15168/15162 and 15183, the proposed project qualifies for a CEQA Exemption as a project due to being consistent with the EIR (State Clearinghouse No. 2006032036) of a community plan, in this case, the Castro Valley General Plan; and

WHEREAS a Pre-Hearing Analysis was submitted recommending the application be approved, for continued operation and expansion based on Traffic, Noise, Cultural, CEQA Checklist, and Phase 1 and 2 Environmental Assessments provided by the Applicant and subject to recommended conditions of approval herein; and

WHEREAS the Applicant appeared at said public hearing and presented testimony in support of the application; and

WHEREAS Neighbors appeared at the said public hearing to offer testimony in opposition and in favor of the application; and

WHEREAS the Board did hear and consider all said reports, recommendations and testimony as hereinabove set forth;

NOW THEREFORE

BE IT RESOLVED that the Board finds that:

- (a) The charter school will be an added benefit to the community by providing an alternative educational choice for residents in the Ashland / San Lorenzo / Castro Valley areas.
- (b) The proposed school use is already in operation and is located on the former site of a church facility, which already has all the required utilities and transportation facilities available.
- (c) As conditioned herein, the use would not adversely affect the health or safety of persons residing or working in the vicinity or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood. As concluded by the traffic impact assessment, there does not appear to be any significant parking or traffic impacts since there would be 35 available parking spaces on the subject property for the school's use as well as a drop-off and pick-up travel lane through the subject site, as well as the recommended improvements that will be provided by the applicant.
- (d) The proposal is a conditional use in the District, and schools are suitable land uses within the suburban residential districts.

NOW THEREFORE

BE IT FURTHER RESOLVED that the Board does hereby conditionally approve the said application as shown by materials labeled Exhibit "A" dated April 3, 2026, on file with the Alameda County Planning Department and the following conditions:

- 1. This permit authorizes the continued operation of a community facility (school) and expansion of an existing community facility (charter school currently operating per PLN2024-00134) from 280 serving K-2 with the addition of 170 students for a total of 450 children serving TK-4th, in phases over 3 years, located at 16248 Carolyn Street, bearing Assessor's Parcel Number: 08A-0188-001-05, subject to plans dated April 3, 2026 marked "Exhibit A".

General Conditions:

- 2. The property shall maintain on-site parking spaces available for parking for all uses conducted on the site.
- 3. All exterior lighting shall be directed onto school property and shall not project beyond property lines.
- 4. The parking lot shall be illuminated with lighting directed away from adjacent properties and the lighting shall not project beyond property lines.

5. All fencing and landscaped areas shall be properly maintained in an attractive manner, graffiti-free, including irrigation systems, at all times, and maintained to the satisfaction of the Planning Director.
6. The charter school shall meet the requirements of the California Charter Schools Act and maintain all requirements set forth by the State.
7. Permittee shall comply with all Federal, State, and Local Laws, Regulations of Alameda County Ordinances.
8. All requirements of the following agencies shall be met:
 - a) Alameda County Building Inspection Department;
 - b) Alameda County Public Works Agency, Development Engineering;
 - c) Alameda County Office of Education;
 - d) California Board of Education;
 - e) Alameda County Fire Department
 - f) Alameda County Public Works Agency, Traffic Division
9. The property owner shall defend, indemnify, and hold harmless Alameda County and its agents, officers, and employees from any claim, action, or proceeding against Alameda County or its, agents, officers, or employees to attack, set aside, void, or annul Conditional Use Permit, PLN2024-00134, the findings of the CEQA determination, or any combination thereof. Such indemnification shall include, but not limited to, an award of costs and attorney's fees incurred by Alameda County in its defense. The County shall promptly notify applicant of any such challenge.
10. Negligible or de minimis changes or additions to permit conditions stated herein or the approved site plan may be authorized by the Planning Director, subject to a determination that any proposed change or addition is found to be in substantial compliance with the original approved permit conditions or site plan.

The following conditions of Approval are required for the continued operation of 280 students:

11. The school hours of operation shall be limited to 7:20 am to 6:00 pm, Monday through Friday. All meetings and special events shall end no later than 9:00 pm.
12. There shall not be more than five evening events per year. All Events shall cease by 9:00 pm.
13. Amplified music shall be allowed within an enclosed building, and this permit also allows the use of loudspeakers during the drop-off and pick-up times to allow for efficient drop-off and pick-up traffic flows.
14. During peak drop-off and pick-up times, the permittee shall provide staff members to open the gates through the service station to provide an exit from the school drop-off loop that enters the property on Carolyn Street and exits the property on Foothill Blvd. Four staff members shall assist with traffic flow during drop-off and pick-up times.
15. **Prior to Issuance of a Building Permit, the Permittee shall** submit a Sign Plan which complies with Section 17.52.520 Signs Permitted.

16. There shall be written notices sent to nearby residents within a minimum of 500 feet radius from the subject site prior to a minimum of 10 days in advance of each of the five evening events per year.
17. There shall be a written invitation to the nearby residents within a minimum of 500 feet radius from the subject site prior to a minimum of 14 days in advance to meet with the principal of the charter school at the beginning of each school year.
18. Said Conditional Use Permit shall remain revocable for cause in accordance with Section 17.54.030 of the Alameda County Zoning Ordinance.

The following conditions are required for expansion to 340 students:

19. During peak drop-off and pick-up times, the permittee shall provide staff members to open the gates through the service station to provide an exit from the school drop-off loop that starts on Carolyn Street. Four staff members shall assist with traffic flow during drop-off and pick-up times; this shall increase to five staff members with the expansion of more than 280 students, with a maximum of 340 students.
20. **Prior to the Issuance of Fire Clearance from the Alameda County Fire Department** for the expansion of 340 students of a community facility (school) the Permittee shall obtain written approval from the Alameda County Fire Department for the increased number of students permitted, which shall be submitted to the Planning Director. The Alameda County Fire Department's referral response letter dated June 27, 2024, stated that certain improvements shall be required to expand from 280 to 330 students.
21. **The Permittee shall** comply with all recommendations contained in Attachment B, the Cultural Assessment Report. This includes, but is not limited to, retaining a qualified cultural and/or paleontological monitor to be present during ground-disturbing construction activities to identify and protect any cultural or paleontological resources encountered. All work shall be conducted in accordance with the requirements and procedures set forth in Attachment B, the Cultural Assessment Report.
22. **The Permittee shall** comply with the recommendations from Attachment C, the Noise Assessment Report. This includes, but is not limited to: construction noise being reduced by the implementation of standard best management practices. All work shall be conducted in accordance with the requirements and procedures set forth in Attachment C, the Noise Assessment Report.
23. **The Permittee shall** comply with the recommendations from Attachment D, the Traffic Assessment. This includes, but is not limited to: providing two school bell times, staggered by at least 20 minutes, with approximately similar number of students assigned to each drop-off period to reduce the peak drop-off demand, Providing at least five staff to manage the student drop-off, Implementing a carpool matching program to encourage families to drive to and from the school in carpools to reduce the vehicle trip generation, Monitoring queuing during pick-up/drop-off times and implementing additional demand management strategies, such as more robust carpool matching, providing additional incentives for carpooling, or introduction of school bus service, if inbound queues continue to spill past Carolyn Street. All work shall be conducted in accordance with the requirements and procedures set forth in Attachment D, the Traffic Assessment Report.
24. **The Permittee shall** implement and maintain the approved Traffic Flow Plan for the school at all times. Upon expansion of enrollment to 340 students and more, all vehicular traffic entering the

site shall use the Carolyn Street access, and all vehicular traffic exiting the site shall use the Foothill Boulevard access. This requirement shall be in effect 24 hours per day, seven days a week, unless otherwise approved in writing by the Planning Director.

25. **The Permittee shall** comply with the recommendations from the Phase 1 and Phase 2 Environmental Assessment. This includes, but is not limited to, subsurface sampling and additional investigation to further assess soil vapor impacts in the area(s) of new construction. All work shall be conducted in accordance with the requirements and procedures set forth in Attachment H and I, the Phase 1 and Phase 2 Environmental Assessment.
26. If Fire Clearance is not obtained from the Alameda County Fire Department for the expansion to 340 students of the community facility within three years, the permit to have the expansion is no longer valid.
27. Negligible or de minimis changes or additions to permit conditions stated herein or the approved site plan may be authorized by the Planning Director, subject to a determination that any proposed change or addition is found to be in substantial compliance with the original approved permit conditions or site plan.

The following are the required conditions for the expansion to 450 students:

28. During peak drop-off and pick-up times, the permittee shall provide staff members to open the gates through the service station to provide an exit from the school drop-off loop that starts on Carolyn Street. Five staff members shall assist with traffic flow during drop-off and pick-up times.
29. Based upon the information that the Fire Department has been provided, the increases that are being proposed shall require the improvements outlined in the plan check comments. The permittee shall provide evidence with the permit number for the increased occupancy loads to the Fire Department prior to the expansion of students. Otherwise, the permittee shall stay within the limits of the original prior approval.
30. Based upon the information that the Alameda County Public Works Agency provided in an email dated May 27, 2026, the increase in students proposed shall require the improvements outlined in the PWA conditions of approval, which are included herein.
31. Prior to the issuance of any building permits on this site, this office shall be afforded the opportunity to review a detailed grading, drainage, and road improvement plan with supporting calculations by a Registered Civil Engineer.
32. The project site is within a mapped Alquist-Priolo Earthquake Fault Zone, as identified by the California Geological Survey. A geologic/geotechnical investigation is required to evaluate site conditions and address seismic hazards.
33. The applicant shall provide measures to prevent the discharge of contaminated materials into public drainage facilities during both construction and post-construction periods. It is the responsibility of the applicant to comply with Federal, State, or local water quality standards and regulations. In addition, the project shall not increase, concentrate, or obstruct runoff to or from adjacent properties.
34. This project create/replace more than 5,000 square feet of impervious surface are classified as a Regulated Project under Provision C.3 of MRP. The project shall implement post-construction

stormwater control measures that conform to the Provision C.3 requirements of the Municipal Regional Stormwater Permit (MRP). Please refer to the latest C.3 Stormwater Technical Guidance published by the Alameda Countywide Clean Water Program:

<https://cleanwaterprogram.org/wp-content/uploads/2024/05/C3TG-8.2-compiled-20240519.pdf>

35. Remove and reconstruct existing Portland cement concrete driveway, curb, gutter, and sidewalk, along the entire street frontage of the property. Design the driveway entrance, sidewalk and pedestrian ramp that are consistent with ADA requirements. It is recommended that a 6-foot wide sidewalk be installed along the entire site frontage along Carolyn St. This width is necessary to accommodate the likelihood of parent/child walking hand to hand to this facility.
36. The on-site and off-site pedestrian ramps must be brought to current standards.
37. Provide an on-site accessible path.
38. Any right-of-way dedications, road improvements, and any necessary relocation of utility facilities shall be at no cost to the County.
39. Show the fire hydrant and electrolier on the roadway typical section, and a passage way consistent with ADA requirements provided around these facilities. If there is inadequate space within the sidewalk for the utilities, locate them behind the sidewalk within a public services easement.
40. All property dedication to the County will be done in a form and a manner acceptable to the Real Estate Division, Public Works Agency.
41. Show all easements, existing and proposed, on the site plan.
42. Acquire an encroachment permit from Alameda County for all work within the roadway right-of-way.
43. Obtain County Fire Department approval for the application.
44. The pick-up/drop-off area should be designed to accommodate all queuing on-site.
45. Student walking routes shall be identified so that proper crosswalk treatments (bulb-outs, high visibility crosswalk treatments, crossing guards, etc.) may be applied.
46. School area signing needs to be installed. All school area signs shall conform to the requirements set forth in the current CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (California MUTCD).
47. Parking space sizes are recommended to be a minimum of 9' x 18' for compact vehicles, 9' x 20' for standard vehicles, and 14' x 20' for handicapped parking.
48. Adequate streetlighting shall be provided at the entrance and on-site according to County requirements.
49. The circuitry for the streetlights that will be privately owned and maintained shall be separate from the circuitry for the streetlights that will be owned and maintained by the County.
50. All electroliers shall be anchored to a concrete footing and must comply with the County's

grounding requirement.

51. Decorative electroliers can be considered; however, wood poles are no longer recommended.
52. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.
53. Negligible or de minimis changes or additions to permit conditions stated herein or the approved site plan may be authorized by the Planning Director, subject to a determination that any proposed change or addition is found to be in substantial compliance with the original approved permit conditions or site plan.

The following conditions are for check-ins during the process of expansion:

54. A **Mandatory Review** shall be conducted at the end of the 2029-2030 school year, and three years from approval of PLN2024-00134. As a result of the mandatory review, a permit for renewal and public hearing may be required to review the original conditions of approval to determine compliance with the findings that supported the original permit approval. Any condition of approval modified or added will ensure the activity continues in conformance with the intent and purpose of the zoning ordinance and shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant.
55. **Within 60 Days of the expansion from 280 to up to 340 students, the Permittee shall** hire a traffic consultant to inspect the traffic flow and parking plan for the expansion of students during pick-up and drop-off, and shall submit a Traffic and Parking Plan to the Planning Director for review and approval. The Traffic and Parking Plan shall include a queuing diagram, flow of traffic, and parking use during normal and special events. This is to ensure that the new traffic flow with entrance on Carolyn Street and exit through the easement on the south side of the service station is adequate. If it is determined that the current Traffic Flow and Parking Plan is not adequate, or there are complaints received, then the Permittee shall submit a new Traffic and Parking Plan to the Planning Director for review and approval within 60 Days of the determination that the current Traffic and Parking Plan is not working smoothly. If either complaints are received or the traffic plan is determined not to be adequate, this will trigger a mandatory review to go back to the CVMAC and WBZA.
56. **Within 120 days of expansion from 280 to up to 340 students,** the permittee shall complete the following conditions as suggested by the traffic engineering firm Fehr and Peers: provide two school bell times, staggered by at least 20 minutes, with approximately similar number of students assigned to each drop-off period to reduce the peak drop-off demand, provide at least five staff to manage the student drop-off. If either complaints are received or the traffic situation is determined not to be adequate, this will trigger a mandatory review to go back to the CVMAC and WBZA.
57. **Within 120 days of expansion from 280 to up to 340 students** the permittee shall implement a carpool matching program to encourage families to drive to and from the school in carpools to reduce the vehicle trip generation, monitor queuing during pick-up/drop-off times and implement additional demand management strategies, such as more robust carpool matching, providing additional incentives for carpooling, or introduction of school bus service, if inbound queues continue to spill past Carolyn Street, implement on-site operational strategies to reduce queueing onto Carolyn Street. If either complaints are received or the traffic situation is determined not to be adequate, this will trigger a mandatory review to go back to the CVMAC and WBZA.

58. **Within 120 days of expansion from 280 to up to 340 students the Permittee Shall** hire a traffic consultant to determine the Traffic mitigation that shall be required at the signalized intersection at Foothill Blvd. as required by the Public Works Agency. With the increase in the number of students per phase, the primary concern is the potential traffic congestion during drop-off and pick-up periods. If the arrival rate of vehicles exceeds the capacity of the on-site circulation loop, vehicle queue may build up and spill onto Carolyn St. Operation at the signalized intersection at Foothill Blvd may also be impacted.
59. **Within 60 Days of the expansion to 450 students, the Permittee shall** hire a traffic consultant to inspect the traffic flow and parking plan for the expansion of students during pick-up and drop-off and shall submit a Traffic and Parking Plan for review and approval by the Planning Director. The Traffic and Parking Plan shall include a queuing diagram, flow of traffic, and parking use during normal and special events. This is to ensure that the new traffic flow with entrance on Carolyn Street and exit through the easement on the south side of the service station is adequate. If it is determined that the current Traffic Flow and Parking Plan is not adequate, then the Permittee shall submit a new Traffic and Parking Plan to the Planning Director for review and approval within 60 Days of the determination that the current Traffic and Parking Plan is not working smoothly. If either complaints are received or the traffic plan is determined not to be adequate, this will trigger a mandatory review to go back to the CVMAC and WBZA.
60. **The Permittee shall** implement and maintain the approved Traffic Flow Plan for the school at all times. Upon expansion of enrollment to 450 students and more, all vehicular traffic entering the site shall use the Carolyn Street access, and all vehicular traffic exiting the site shall use the Foothill Boulevard access. This requirement shall be in effect 24 hours per day, seven days a week, unless otherwise approved in writing by the Planning Director.
61. **Within 120 days of expansion from 340 to up to 450 students, the Permittee Shall** hire a traffic consultant to determine the Traffic mitigation that shall be required at the signalized intersection at Foothill Blvd. as required by the Public Works Agency. With the increase in the number of students per phase, the primary concern is the potential traffic congestion during drop-off and pick-up periods. If the arrival rate of vehicles exceeds the capacity of the on-site circulation loop, vehicle queue may build up and spill onto Carolyn St. Operation at the signalized intersection at Foothill Blvd may also be impacted.
62. A **Mandatory Review** shall be conducted at the end of the 2030-2031 school year, and five years from approval of PLN2024-00134, and then every five years thereafter. As a result of the mandatory review, a permit for renewal and public hearing may be required to review the original conditions of approval to determine compliance with the findings that supported the original permit approval. Any condition of approval modified or added will ensure the activity continues in conformance with the intent and purpose of the zoning ordinance and shall be of the same force and effect as if originally imposed. Review costs shall be borne by the applicant.



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: **WEST COUNTY BOARD OF ZONING ADJUSTMENTS**

HEARING DATE: JUNE 10, 2026

GENERAL INFORMATION

**APPLICATION
TYPE AND**

NUMBER: Conditional Use Permit, PLN2024-00134

**OWNER/
APPLICANT:** Stacey Wang, Yu Ming Charter School / Mary Grace Houlihan

PROPOSAL: To allow the continued operation of a community facility (school) and expansion of an existing community facility (charter school currently operating per PLN2024-00134) from 280 serving K-2 with the addition of 170 students for a total of 450 children serving TK-4th, in phases over 3 years.

**ADDRESS AND
SIZE OF PARCEL:** 16248 Carolyn Street, south side, 100 feet north of Foothill Boulevard, Castro Valley area of unincorporated Alameda County, Designated Assessor's Parcel Numbers: 80A-0188-001-05. Approximately 3.10 acres.

ZONING: R-S-D-20 (Suburban Residential, 2,000 square feet per dwelling unit) District.

GENERAL PLAN: The site is within the *Castro Valley General Plan* adopted by the Alameda County Board of Supervisors on March 27, 2012. The Plan designates the site as a Residential Low-Density Multi-Family (RLM).

**ENVIRONMENTAL
REVIEW:** This project has been reviewed in accordance with the provisions of the California Environmental Quality Act and has been found to be Categorically Exempt from the requirements of the California Environmental Quality Act, pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Sections 15168, 15162 and 15183, the proposed project qualifies for a CEQA Exemption as a project due to being consistent with the EIR (State Clearinghouse No. 2006032036) of a community plan, in this case, the Castro Valley General Plan.

RECOMMENDATION

Staff recommends that the West County Board of Zoning Adjustments approve Conditional Use Permit, PLN2024-0134, to allow the continued operation of a community facility (school) and expansion of an existing community facility (charter school currently operating per PLN2024-00134) from 280 serving K-

2 with the addition of 170 students for a total of 450 children serving TK-4th, in phases over 3 years, based on drawings marked “Exhibit A” dated April 3, 2026, on file with the Alameda County Planning Department. Should the West County Board of Zoning Adjustments approve this application, the following conditions of approval in the draft resolution should be considered.

BACKGROUND

On September 9, 2024, PLN2024-00134 Mandatory Review for a Conditional Use for continued compliance with the previous conditions of approval was approved to allow continued operation of a K-2nd grade school for up to 280 students at the Yu Ming School Campus for three years. The expansion of the school was discussed, but that was to be investigated further at a future hearing date. Since then, the Applicant has been working with Planning Staff to submit the required materials to be able to review the expansion for land use purposes under a Conditional Use Permit.

On May 11, 2026, Conditional Use Permit, PLN2024-00134 was recommended for approval by the Castro Valley Municipal Advisory Council (CVMAC) 5 in favor, 1 against, and 1 absent to accept the staff recommendation to allow the school to continue to operate and expand to 450 students in phases over 3 years. Twelve people spoke from the public besides the president and the consultants of the school. Eight were in support of the expansion of the school, and four were against. The eight that were in support cited reasons for the school being an excellent place for students to learn, and the fact that it teaches bilingual education helps expand the minds of its attendees. Those in support also stating that if the school is able to expand, then students and families can have more stability in not having to change schools after 2nd grade. A neighbor who lives nearby the school site, stated that the school has been doing much better this year as far as being a good neighbor, traffic-wise, but that they still do not support the expansion. The four people that spoke against the expansion of the school, cited concerns about traffic, emergency response times, backup on the freeway, blocking driveways, and parking in the neighborhoods during school events and pick-up and drop-off times.

The concerns of the CVMAC Members were also mainly about traffic and how to handle it. Chair Moore stated, “why not have the school implement a bus service right away instead of waiting to see if it is needed.” The applicant and their team stated, “that there is an issue of cost for the school bus, and they would like to try the less expensive options first.” Chair Moore was also very impressed with how large the final report and attachments were, stating that the school has done a tremendous amount of work to get to this point. Chair Moore was also interested in knowing if cars were counted, which the consultant stated only at the intersection per their traffic analysis report. Member Davis was the one vote against, and he cited traffic, and that he felt that 450 students on a 3.1-acre parcel is too small and that most schools of that size are 10 acres. The rest of the CVMAC Members were in support of the school. Member Thomas stated that almost all the schools in Castro Valley have traffic problems and that this school should be allowed the same rights as the rest of the schools. Member Davini was impressed by the conditions of approval, stating that they were much more robust than what he had seen from other school projects.

PARCEL ZONING HISTORY

September 17, 1955, 56th Zoning Unit, designated the site R-S-D-20 (Suburban Residence, 2,000 sq. ft. Minimum Building Site Area per Dwelling Unit) District.

August 22, 1962, Conditional Use Permit, C-1274, application to operate a nursery school subject to limitations on the number of sessions, students, and hours of operation, was approved.

July 25, 1966, Conditional Use Permit, C-1651, an application to allow the expansion of the church parking lot, was approved.

February 2, 1967, 744th Zoning Unit an application to rezone the Foothill Boulevard, thereby maintaining the R-S-D-20 (Suburban Residence, 2,000 sq. ft. Minimum Building Site Area per Dwelling Unit) District for the site.

October 20, 1969, Conditional Use Permit, C-2088, application to construct two additions to the existing church, was approved.

August 4, 1982, Conditional Use Permit, C-4273, an application to allow the operation of a childcare facility for 34 children, was approved.

September 23, 1987, Conditional Use Permit, C-5315, an application to allow the expansion of an existing childcare facility for 34 to 45 children, was approved.

January 6, 1993, Conditional Use Permit, C-6160, an application to allow the continued operation of a childcare facility for a total of 45 children, was approved.

April 5, 1995, the 2008th Zoning Unit removed the CSU (Conditional Secondary Unit) from the El Portal Ridge area, resulting in the R-S-RV (Suburban Residential, Recreational Vehicle) District.

January 31, 1996, Conditional Use Permit, C-6732, application to allow the continued operation of a childcare facility for 45, was approved.

June 6, 2001, Conditional Use Permit, C-7785, application to allow the operation of a public charter school (San Leandro Charter Academy) for up to 240 students in addition to the placement of four (24 ft. x 60 ft.) portable buildings was withdrawn.

July 10, 2002, Conditional Use Permit, C-7987, application to allow the operation of a public charter school (San Leandro Charter Academy) for up to 240 students in addition to the placement of six (24 ft. x 60 ft.) portable buildings within an existing church facility, was approved subject to 13 conditions, with expiration in three years.

September 24, 2003, Conditional Use Permit, C-8198 application to allow the operation of a public charter school (San Leandro Charter Academy) for up to 240 students and the retention of six (24 ft. x 60 ft.) portable buildings within an existing church facility, was approved subject to 11 conditions, with expiration on September 24, 2008.

August 28, 2019, revised September 3, 2019, Conditional Use Permit, PLN2017-00083 application to allow operation of a community facility (charter School Knowledge Enlightens You (KEY) Academy) for up to 360 children; was approved on September 3, 2019, subject to 21 conditions of approval and a mandatory review due at the end of the 2019-2020 school year and three years from approval of PLN2017-00083 on August 28, 2022.

November 9, 2020, PLN2020-00128, Mandatory Review as required by the conditions of approval within PLN2017-00083, for the operation of a TK-8 public charter school (Knowledge Enlightens You (KEY) Academy), for up to 280 students (switched from 360 to 280 students). The mandatory review application was approved on November 9, 2020.

January 24, 2022, PLN2021-00245, Mandatory Review, for the operation of a TK-8 public charter school

(Yu Ming School), for up to 280 students; the mandatory review was approved with a mandatory review due on January 24, 2025.

September 9, 2024, PLN2024-00134, Mandatory Review, for the operation of a K-2nd grade public charter school (Yu Ming School), for up to 280 students; the mandatory review was approved for a three-year term. A Mandatory Review is due on September 9, 2027. This case also covers the expansion of the school, the expansion of an existing community facility (charter school currently operating per PLN2024-00134) from 280 serving K-2 with the addition of 170 students for a total of 450 children serving TK-4th, in phases over 3 years. The expansion has not been approved, but will be discussed at the May 11, 2026, CV MAC hearing.

SITE AND CONTEXT DESCRIPTION

Physical Features: An irregularly shaped parcel sloping up slightly from Carolyn Street to the rear property line. A church sanctuary is in the front portion of the site, which is no longer used by a church, but is to be used as an administration building for the school. The building located at the rear of the church building, will provide a multipurpose space for the school. There are currently 6 portables divided into 2 classrooms each. A fenced child play area is located along the easterly side of the property. The project parking lot currently provides 43 striped parking spaces. However, eight parking spaces (consisting of two ADA spaces and six regular spaces) are located east of the existing fence that divides the site and are not currently available.

Adjacent Area: Adjacent northwesterly are single-family dwellings which front on Strang Avenue. To the northeast, and on a grade significantly above the church property, are several fourplexes which front on a private street, Lindview Court, and back on Saratoga Street. To the west, adjoining the frontage of the subject property is a service station and car wash business. To the southwest is a neighborhood shopping center with a beauty salon, a taqueria, two markets, and a liquor store.

History of the Number of Students Allowed per Previous Approvals: The original number of children was approved in 2003, for 240 students (San Leandro Charter Academy) under Conditional Use Permit, C-8198, for a five-year period. During the review of the original conditional use permit for the operation of a public charter school for up to 240 students, with the retention of six (24 ft. x 60 ft.) portable buildings within an existing church facility, the review did not provide any documentation as to where the number of children was justified. The next charter school (Key Academy) received approval for 360 students under PLN2017-00083, valid through August 28, 2022. The current operator, Yu Ming Charter School, started operating for the 2022-2023 school year and submitted a mandatory review due to the change of operators as required by the conditions of approval. The mandatory review was approved to operate 280 students, valid until January 24, 2025. On September 9, 2024, a mandatory review was approved to allow continued operation for a K-2nd grade school for 280 students for a three-year period.

PROJECT DESCRIPTION

The applicant is proposing to continue to operate a community facility (charter school) for up to 280 children, grades through K-2nd grade the first year, and then in 3 years' time to expand to TK through 4th for up to 450 students, at the Yu Ming School site. The charter school, Yu Ming Charter School, has operated in the existing 6 portables, each with two classrooms, since the 2022-2023 school year. The non-church building will continue to house a school multipurpose space, and the former church building will be for administration offices. The Yu Ming Charter School has been operating at the subject site with 280 or fewer students since 2022-2023 as a K-3 school until this year, when they stopped having a third-grade class. All teachers are credentialed and are subject to background checks. All California charter schools,

no matter how they are operated and governed, are part of the public school system and overseen by a school district, County Office of Education, or the State Board of Education. Currently, the school offers Kindergarten through 2nd grade for 250 students.

Enrollment

The school proposes to increase the enrollment on the project site from a maximum of 280 students to a maximum of 450 students, with the increase phased over multiple school years.

The school currently serves up to 280 students in grades K-2. Under the project, the school would first increase enrollment to 340 students in existing buildings, extending the grades served up to 3rd grade. The following year, the school proposes to increase its enrollment to a maximum of 360 students, offering half-day Transitional Kindergarten (TK) classes in both the morning and afternoon, with a class size of 20 students, again by utilizing existing buildings. In future years, with completion of the two new buildings (see below), the school proposes to increase enrollment to 450 students, extending the grades served up to 4th grade, no sooner than the 2030-2031 school year.

As detailed above, phased expansion of grades and enrollment is planned. In order to accommodate budget and enrollment demands, minor remodeling of the multipurpose room would occur to accommodate TK and K classrooms prior to the construction of the two new classroom buildings. The existing multi-purpose room and the existing 6 classroom buildings (portables) can accommodate the following:

3 TK/K classrooms – 20 students per classroom

12 Grade level Classrooms – 30-32 students per classroom

Utilizing the existing spaces will allow the school to construct the new buildings in a phased approach that can accommodate expansion, budget, and space on the site.

The finished build-out, including construction of the two new buildings, would accommodate:

Building A

4 TK/K classrooms – 20 students each

5 Grade Level classrooms – 30-32 students each

Bathrooms

Custodial/storage space

Building B

7 Grade Level classrooms – 30-32 students each

3 Special Ed/Breakout classroom spaces

Teacher lounge

Bathrooms

Custodial/storage space

Existing Multi-Purpose Room (former Friendship Center)

Specialized learning spaces

Multi-purpose room/ stage

Main office

Conference rooms

Bathrooms

Kitchen

Existing Administration Building (former church)

Administrative offices and conference areas

The new classroom buildings and associated site improvements would connect to existing utility services at the site for electrical, water, sewer, and storm drainage. Other than on-site improvements and connections, no utility improvements are anticipated to be required. The table below shows the area of buildings in square feet that are existing and proposed.

BUILDING	EXISTING	PROJECT
Existing Admin Building (former church)	5,914 sq. ft.	5,914 sq. ft.
Existing Multi-purpose Room	7,322 sq. ft.	7,322 sq. ft.
Existing Portables	8,704 sq. ft.	-
New Modulares	-	17,931 sq. ft.
Total Sq. Ft.	21,940	31,167
Lot Coverage	14%	21%
FAR	0.16	0.23

The new modular buildings are single-story and will be 11 feet 6 inches tall. Both new buildings will also have bathrooms and various storage rooms. The southern Building 1 would measure 8,904 square feet. The northern Building 2 would measure 9,027 square feet. Setbacks would be consistent with zoning allowances of 20 feet from the front property line, 10 feet from the side property line, and approximately 42 feet from the rear property line, where the minimum setback is 20 feet.

Outdoor Play Areas:

The existing outside use area (including play and lunch areas) is approximately 3,395 square feet. While there are no regulations about the amount of outdoor space per student, for comparison purposes, under existing conditions, given the current limits of 86 students using the lunch and main play areas simultaneously, that is approximately 20 square feet per student. The new outdoor use areas would be approximately 10,600 square feet. Under project conditions, the maximum number of students expected to use the space at any one time, including a maximum of 86 students at lunch, 86 students at recess in the main play area, and 60 TK/K students in the separate play area, approximately 46 square feet per student.

Staffing

The school currently employs 24 faculty and staff on the Carolyn campus. As enrollment increases, staffing would increase. With the addition of a class, a new teacher and aides are required. As with any school, staffing would be expected to fluctuate depending on enrollment. When enrollment expands to 360 students, 27 faculty and staff would be employed. At full enrollment of 450 students, the school would employ 30 full-time and 8 part-time faculty and staff.

REFERRAL RESPONSES

Attachment F Referral Responses:

Alameda County Fire Department

The most recent referral letter was sent with the newest set of plans on April 29, 2026, to the Alameda County Planning Department. There was back and forth correspondence with the Fire Department, with changes made to the submittal, on May 12, 2026, ALCO Fire sent an approval letter stating:

1. Project must comply with all building and fire code requirements in effect at the time of building permit submittal.

Alameda County Development Engineering, Public Works Agency (PWA):

In a referral letter dated August 13, 2024, Development Engineering stated: PWA has no further comments to the *Fehr and Peers* latest July 31, 2024, transportation-related Conditions of Approval assessment pertinent to the Yu Ming Charter School project. The original transportation analysis and this follow-up assessment are in the attachments.

To continue to operate at the current number of students, which is for 280 students, the requirement is to:

- To install bike racks next to the multipurpose building
- May need to do if required under the Building Code and ADA (Americans with Disabilities Act) to construct an on-site accessible path and repaint fire lane.

If the school expands the number of students up to 450 students, the requirements are to:

- Revisit opening the service station gate during pick-up/drop-off.
- Stripe left-turn pocket on Carolyn Street at Foothill Boulevard.
- Implement on-site operational strategies to reduce queueing onto Carolyn Street.

A Second referral letter was sent with the newest set of plans on April 29, 2026, to the Alameda County Public Works Agency. There has been no response as of yet.

Residences Alliance of the Fairmont Terrace Area (RAFTA): By July 12, 2024, no response was received.

Alameda County Office of Education (ACOE): In a referral letter dated July 15, 2024, the Alameda County Office of Education stated: The following is in response to the referral letter regarding comments or concerns about Planning Case No.: PLN2024-00134.

As the authorizer of the Yu Ming Charter School, the Alameda County Office of Education has requested that Yu Ming leadership provide updated information about the number of students, grade level configurations, and classroom occupancy at 16248 CAROLYN ST. with this proposed expansion. In addition, ACOE will also be requesting the financial impact of this proposed expansion from Yu Ming leadership. The Yu Ming Charter School Leadership is currently working on a response.

San Lorenzo Unified School District: By July 12, 2024, no response was received. A Second referral letter was sent with the newest set of plans on May 1, 2026, to the San Lorenzo Unified School District.. There has been no response as of yet.

Responses from Neighbors: Staff received a complaint letter on July 22, 2020 (operating under CUP, PLN2017-00083). The letter asked about the previous conditions and whether the use was in compliance. The person requested a copy of the traffic analysis, which planning staff sent via email on July 23, 2024.

A follow-up letter of complaint by the same person was received by Planning Staff on August 16, 2024, that stated that the traffic blocks their driveway, which is located on Strang Ave., and that there is trash and litter around the site.

There are nine letters of support from the surrounding community (Attachment K), some are from neighbors, some educators, and/or parents. The letters of support state that, “Yu Ming is a unique asset to the community, and increasing enrollment would enable others to get a chance to go there.”

A courtesy notice was sent out on July 15, 2024, and public notices were sent out on April 29, 2026. As of this writing, no further public comments have been received.

Public Engagement hosted by the school: The school hosted a Yu Ming Community Engagement (Attachment J), and below were the main comments or concerns.

- Traffic and Circulation: Morning congestion on Carolyn Street and Foothill Boulevard, event-related traffic, and inquiries regarding a potential secondary site exit.
- Parking: Driveway access during pick-up/drop-off and movement of neighbors’ bins during daytime events.
- Construction Impacts: Construction timing, duration, phasing, noise, and student location during construction.
- Campus Operations: Staffing, admissions lottery, emergency vehicle access, grade levels served, and before- and after-care programming.
- Community Role: General support for the increased site capacity to 450 students to accommodate grades TK–4 as providing continuity for elementary students, the benefits of its bilingual educational model, and clarification that the school serves families throughout Alameda County.

For the full report, see Attachment J

STAFF ANALYSIS

Conformance with the General Plan: The site is within the *Castro Valley General Plan* adopted by the Alameda County Board of Supervisors on March 27, 2012. The Plan designates the site as Residential Low-Density Multi-Family (RLM). Residential Low-Density Multi-Family is intended for townhouses and low-density multi-family residential uses such as garden apartments and condominiums. Typical lot sizes are 2,000 square feet per unit. Residential densities range from 18 to 22 units per net acre. Community Facilities Goal 8.1-1 Provide and maintain adequate sites and facilities to meet education, cultural, recreation, health care, and related needs of all present and future Castro Valley residents. Make optimal use of facilities while minimizing disruption to neighborhoods resulting from the expansion and use of public facilities. The project meets the goals and standards of the general plan by operating a community facility that provides a charter school to the Castro Valley residents. The project follows the intent of the general plan and its goals, which allow for a community facility, such as a school, of this type.

Conformance with the Zoning Ordinance: The proposed community facility (school) is conditionally permitted in the subject R-S (Suburban Residential) Zoning District, as defined by the Zoning Ordinance. Therefore, for the continued operation and expansion of a community facility, (school) a conditional use permit would be required to be granted.

Schedule

The school currently holds classes from about 8:15 AM to about 3:10 PM, with an early dismissal on

Fridays at 1:10 PM, and the operational schedule of the school would not change as a result of the project, with the exception of the addition of a midday pick up and drop off for the half-day TK grade, when that is added. The school offers before-school care beginning 30 minutes before the start of the school day, and after-school care until 6 PM. Proposed expansion drop off would be modified to provide two school bell times, staggered by at least 20 minutes, with approximately the same number of students assigned to each drop off period to reduce the peak drop off demand. Pick up times are spread out more due to the after-school care period, with peak pick up demand roughly one-third of the morning peak drop off demand, and are expected to remain below peak drop off demand under project conditions without assigned staggered pick up bell times. Table 2 shows the existing and proposed schedule with the project.

School Schedule as describe above	Existing Mon-Thurs	Proposed Mon-Thurs	Existing Fri	Proposed Fri
Before School Care	7:25 -7:55 AM	7:25 -8:00 AM	7:25 -7:55 AM	7:25 -8:00 AM
Morning Drop Off	7:55-8:15 AM	7:40-7:55 and 8:00-8:15 AM	7:55-8:15 AM	7:40-7:55 and 8:00-8:15 AM
School Hours	8:15 AM-3:00 PM	7:55 AM-3:00 PM	8:15 AM-1:00 PM	7:55 AM-1:00 PM
After School Pick Up	3:00-3:15 PM	No change	1:00-1:15 PM	No change
After School Care	3:15-6:00 PM	No change	1:00-6:00 PM	No change

No school bells would ring outside. Currently, music is played outside during pick up and drop off times, as allowed by the current CUP, and a loudspeaker is used during the pick up times to allow staff to announce when a student's ride is in the queue to increase efficiency of the pick up line. These uses would be expected to continue under the project conditions.

Pick up and Drop Off

The following student drop-off and pick-up procedures would change with the proposed increased enrollment:

- The driveway on Carolyn Street would be restricted to inbound traffic only.
- Circulation through the parking lot would change from counterclockwise to clockwise.
- The passenger loading area would move from the north side of the parking lot to the east side.
- The driveway on Foothill Boulevard would be opened and would be outbound only for traffic exiting the project site.

Parking

The project parking lot currently provides 43 striped parking spaces. However, eight parking spaces (consisting of two ADA spaces and six regular spaces) are located east of the existing fence that divides the site and are not currently available during typical school operations; thus, 35 parking spaces are currently available to accommodate the school's existing parking demand. The project would remove the fence that divides the site and reconfigure the parking lot to increase the total on-site parking supply to 43 parking spaces. Therefore, Planning Staff believes there would be sufficient parking for all staff members and additional spaces for guests and visiting parents during school hours. Although the Alameda County Code of Ordinances does not specify on-site parking requirements for schools, it is estimated that the

parking generated by the proposed enrollment increase would be accommodated. Parking during special events (see below) would require additional parking on nearby streets. Please see the Transportation section for additional discussion on parking.

Signage:

A sign plan has not been submitted for the project. Staff has added a condition that a sign plan will need to be submitted to the Planning Director before issuance of a building permit. A Sign Plan would be subject to Section 17.52.520 - Signs permitted of the Zoning Ordinance for Community Facilities.

California Environmental Quality Act (CEQA): The project is Exempt from CEQA per Section 15183 (a), which allows development if the project is consistent with the EIR (State Clearinghouse No. 2006032036) of a community plan, in this case, the Castro Valley General Plan. The project is Exempt from CEQA per Section 15183 (a), which allows development if the project is consistent with the EIR of a community plan, in this case, the Castro Valley General Plan. Since the proposed project affects different areas and is expanding to a larger number of students, the project was required to provide a traffic, noise, and cultural study. The following attachments cover the areas that were affected by the project.

Attachment A: Project Consistency with Community Plans, or Zoning, Per CEQA Guidelines Section 15183:

Summary from Lamphier and Gregroy CEQA Consultants:

Section 15183(a) of the California Environmental Quality Act (CEQA) Guidelines states that "...projects which are consistent with the development density established by the existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as may be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site."

Proposed Project. The proposed project would be located in the Castro Valley General Plan (CVGP) area (Plan Area). It would expand enrollment of the existing charter school in phases, with an initial expansion from the current 280 students to 340 students. The following school year, enrollment would increase to 360 students. No earlier than the 2030-2031 school year, the project would replace the existing portable buildings with two one-story modular classroom buildings, constructing one building at a time. When both buildings are completed, enrollment will increase to 450 students.

Project Consistency. The CVGP EIR was prepared for the CVGP; it was certified in 2012. As determined by the Alameda County Code of Ordinances, the proposed project is permitted in the zoning district in which it is located as a conditional use and is consistent with the bulk, density, and land uses envisioned in the Plan Area, as outlined below.

- The land use designation for the site is Residential Low Density Multi-Family, which is intended for 13-22 dwelling units per acre. Per the CVGP, "Schools, churches, day care, senior centers, and other community facilities provide essential services to residents, and locating them within residential neighborhoods allows easy access, especially for children, the elderly, and others who do not drive."
- The project is zoned R-S-D-20 (Suburban Residential 2,000 sq. ft. per unit). The R-S-D-20 zoning allows community facilities as a conditional use. Schools are treated as community facilities under Alameda County Title 17. The existing charter school has a conditional use permit to operate at the project site. The project would replace the existing conditional use permit to operate with increased enrollment.

- The new buildings would be consistent with required setbacks for R-S-D-20 zoning, which requires a 20-foot setback in the front yard, a 20-foot setback in the rear yard and a 10-foot setback in the side yard. The project would be 20 feet from the front property line at the closest point, 10 feet from the eastern property line at the nearest point, and approximately 42 feet from the rear property line.
- The R-S-D-20 zone does not have a maximum lot coverage or an associated Floor Area Ratio (FAR).
- With regard to building height, the project site is in the R-S-D-20 zone, which sets the maximum height at 25 feet and the number of stories above grade at two. The proposed project would be approximately 11.5 feet in height and would have one story. Therefore, the height of the proposed project complies with the zoning requirements as set forth in the ACCO.
- The enrollment increase and replacement of portables with modular buildings does not exceed the level of institutional development assumed in the CVGP EIR for residential areas.

In summary, the Environmental Checklist and materials attached and incorporated by reference serve as substantial evidence that the proposed project is within the scope of the CVGP EIR and that subsequent EIR, and no substantial changes or new information has arisen that would result in new significant environmental impacts or a substantial increase in the severity of previously identified significant impacts. Therefore, pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Sections 15168/15162 and 15183, the proposed project qualifies for a CEQA Exemption as a project.

Therefore, the proposed project is eligible for consideration of an Exemption under California Public Resources Code Section 21083.3 and Section 15183 of the CEQA Guidelines (State Clearinghouse No. 2006032036). consistent with the CVGP and CVGP EIR, and no further environmental review is warranted.

Attachment B: Cultural Assessment:

Attachment B: The Cultural Assessment was provided to make sure there were not any Native American artifacts or remnants on the site, and what is required by the Applicant if any are found.

Recommendations from California Historical Resources Information System:

There is a low potential for Native American and/or historic-period archaeological resources to be within the Yu Ming Carolyn Campus School Expansion project area, and further study is not recommended at this time.

For full recommendations, see Attachment B

Noise: Attachment C: Noise Assessment:

Attachment C the Noise Study was evaluated to make sure that the larger number of students would not go exceed the threshold of allowed noise based on the noise ordinance.

Recommendations from Illingworth and Rodkin, Inc.

Based on the above findings, noise associated with project operations would be below the Alameda County noise standards for noise-sensitive land uses in the site vicinity. Temporary construction noise

would be reduced by the implementation of standard best management practices. Temporary construction vibration would not exceed any thresholds.

For full recommendations, see Attachment C

Attachment D: Traffic/Parking: Fehr and Peer Enrollment Increase Transportation Assessment

Attachment D, the Traffic and Parking Study, was computed to evaluate what the expansion of students would be on the traffic flow and parking situation at the school and surrounding neighborhoods.

On-Site Queuing and Parking Observations

Fehr & Peers observed and collected vehicle queuing and parking observations at the site in November 2023, June 2024, and November 2025, including counting cars at the intersection on Carolyn St. and Foothill Blvd. on days that Yu Ming Charter School was in regular session. During the morning drop-off and the afternoon pick-up periods, vehicles enter the project site through the Carolyn Street driveway, circulate counterclockwise through the parking lot, and travel through gates on the east side of the parking lot that are only open during the drop-off and pick-up periods, to access the formal drop-off/pick-up area located along the school frontage on the north side of the parking lot. The drop-off/pick-up area can accommodate up to four vehicles at once. Three to five staff members assist with the drop-off and pick-up operations and direct vehicles through the parking lot.

About 90 vehicles use the drop-off area during the morning peak drop-off period. Vehicles start arriving at around 7:55 AM, 20 minutes before bell time. Most vehicles start arriving around 8:05 AM, about 10 minutes before bell time, with peak arrival at around 8:10 AM, five minutes before bell time. During most of the morning drop-off period, queues from vehicles dropping off students were generally contained within the parking lot. However, they were observed to intermittently spill back onto Carolyn Street for about five minutes from 8:10 AM to 8:15 AM. The longest queue during our observations was about 20 vehicles long, with 16 vehicles accommodated within the school parking lot and four vehicles on northbound Carolyn Street between the project driveway and Foothill Boulevard. However, sporadic queues of one or two additional vehicles on westbound Foothill Boulevard waiting to turn right onto Carolyn Street have also been reported under rare and unusual conditions, such as inclement weather.

Some queuing was also observed in the outbound direction of the project driveway on Carolyn Street because left-turning outbound vehicles could not turn left onto Carolyn Street due to the queue on southbound Carolyn Street at the signalized intersection on Foothill Boulevard, spilling back to the project driveway, and occasionally blocking northbound through traffic on Carolyn Street. However, these queues generally cleared within one signal cycle (typically 80 seconds or less), and the outbound queue at the project driveway, which can accommodate up to seven vehicles, did not spill back to the designated drop-off area and affect the drop-off operations. During the peak afternoon pick-up period, queues were fully contained within the project site, with maximum queues observed from 2:55 PM to 3:10 PM.

In addition to using the formal pick-up/drop-off area, some parents were observed to park in the school parking lot, the parking lots of adjacent businesses along Foothill Boulevard, or on Carolyn Street or Strang Avenue, and walked students to and from the school.

The parking lot provides 35 marked parking spaces, including two ADA spaces, available for Yu Ming School. Based on our observations, 30 parking spaces were occupied in the mid-morning period.

Recommendations by Fehr and Peers:

The proposed increase in enrollment at the Yu Ming Charter School is not expected to substantially affect traffic operations in the project vicinity. The project includes operational changes that would improve circulation and reduce potential conflicts, including relocating the passenger loading area from the north to the east side of the parking lot, changing the parking lot circulation from counterclockwise to clockwise direction, converting the Carolyn Street Driveway to one-way inbound, directing all vehicles to exit through the adjacent service station to Foothill Boulevard, and the following recommendation:

Recommendation 1: To reduce queuing during drop-off and minimize effects on nearby streets, implement the following:

- Provide two school bell times, staggered by at least 20 minutes, with approximately similar number of students assigned to each drop-off period to reduce the peak drop-off demand
- Provide at least five staff to manage the student drop-off
- Implement a carpool matching program to encourage families to drive to and from the school in carpools to reduce the vehicle trip generation
- Monitor queuing during pick-up/drop-off times and implement additional demand management strategies, such as more robust carpool matching, providing additional incentives for carpooling, or introduction of school bus service, if inbound queues continue to spill past Carolyn Street.

Implementation of these changes, including Recommendation 1, would result in morning drop-off operations under project conditions (450 students) to remain similar to existing conditions (236 students), with slightly lower worst-case queue lengths (19 vehicles versus 20 vehicles) occurring before each bell time and no increase in queue spillback onto Carolyn Street.

Although the Alameda County Code of Ordinances does not specify on-site parking requirements for schools, it is estimated that the parking generated by the proposed enrollment increase would be accommodated by the on-site parking supply.

The proposed increase in enrollment at the Yu Ming Charter School would not cause a significant impact on transportation under CEQA. The project's impact on VMT is less-than-significant because the project would continue to serve the same local geographic area and is considered local-serving.

For the full Traffic Assessment, see Attachment D

Site Assessment: Attachment H: Phase 1 Environmental Site Assessment

Phase 1 and Phase 2, the Environmental Site Assessment was used to make sure that any environmental problems would be taken care of prior to and during construction, this could be, for example, chemical vapors caused by the nearby dry cleaner and gas station.

Summary by ACC Environmental Consultants

ACC's opinion is that, based on the former adjacent site use as a dry cleaner, the adjacent gasoline service station operating for over 50 years, and over 25 years since the installation of the existing underground storage tanks (USTs), and the most recent available subsurface data, a potential vapor encroachment condition cannot be ruled out, and subsurface sampling is recommended.

Attachment I: Phase 2 Environmental Site Assessment

Summary by ACC Environmental Consultants

ACC recommends additional investigation comprising of indoor air sampling to assess potential impacts to indoor air associated with VOCs detected above ESLs in soil vapor. No further investigation of groundwater at the Site is warranted at this time.

If redevelopment of the Site occurs (including new construction), ACC recommends additional investigation to further assess soil vapor impacts in the area(s) of new construction.

Based on the provided reports, CEQA exemption reasoning, noise, traffic, cultural, and environmental site assessment, Planning Staff believes that if all of the recommendations included in these reports are included in the project approval, then any concerns for noise, traffic, and health and safety will be addressed.

Summary

The proposed school expansion is consistent with the General Plan, Zoning Ordinance, and CEQA Exemption requirements, and would provide a community benefit by increasing student capacity and access in the area. Based on the traffic, noise, and cultural resource assessments, Phases 1 and 2 of the environmental assessments, and the CEQA checklist, no significant adverse impacts are anticipated with the implementation of the recommended conditions of approval. Therefore, Planning Staff would recommend that the Council recommend approval of the continued operation of a community facility (school) and the phased expansion from 280 to 450 students over three years.

TENTATIVE FINDINGS BASED ON INFORMATION AVAILABLE PRIOR TO THE PUBLIC HEARING

1. Is the use required by the public need?

Yes. The use is required by the public need as the charter school will be an added benefit to the community by providing an alternative educational choice for residents in the Ashland / San Lorenzo / Castro Valley areas.

2. Will the use be properly related to other land uses, transportation, and service facilities in the vicinity?

Yes. The use will be properly related to other land uses and transportation and service facilities in the vicinity, as the proposed school use is already in operation and is located on the former site of a church facility, which already has all the required utilities and transportation facilities available.

3. Will the use, if permitted, under all circumstances and conditions of this particular case, materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood?

No. The use, if permitted, under all the circumstances and conditions of this particular case, will not materially affect adversely the health or safety of persons residing or working in the vicinity, or be materially detrimental to the public welfare or injuries to property or improvements in the neighborhood. As concluded by the traffic impact assessment, there does not appear to be any significant parking or traffic impacts since there would be 35 available parking spaces on the subject property for the school's use as well as a drop-off and pick-up travel lane through the subject site, as well as the recommended improvements that will be provided by the applicant.